



OWNER'S CERTIFICATION

Minimum BMPs for All Construction Sites

Form
OC1

Project Name <u>Chateau De Lis</u> Project Location <u>635-641 Lake Avenue</u>	BUILDING/GRADING PERMIT NUMBER _____
Owner Name <u>Chateau De Lis LLC</u> Address <u>277 Pleasant St, #204</u> Phone <u>(626) 577-6065</u> FAX/Email _____	Contractor Name _____ Address _____ Phone _____ FAX/Email _____

The National Pollutant Discharge Elimination System (NPDES) is the portion of the Clean Water Act that applies to the protection of receiving waters. Under permits from the Los Angeles Regional Water Quality Control Board (RWQCB), certain activities are subject to RWQCB enforcement. To meet the requirements of the Los Angeles County Municipal Stormwater Permit (CAS004001), minimum requirements for sediment control, erosion control and construction activities must be implemented on each project site. Minimum requirements include:

SEDIMENT CONTROL: Eroded sediments from areas disturbed by construction and from stockpiles of soil shall be retained on site to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind.

WET WEATHER EROSION CONTROL PLAN (WWECP): Is required for projects one acre or more that will have construction occur during the wet season (Oct. 1st-April 15th).

HILLSIDE: Construction upon slopes 15% or more requires the implementation of additional BMPs to protect slopes and prevent erosion and sediment runoff.

CONSTRUCTION MATERIALS CONTROL: Construction related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities or adjoining properties by wind or runoff. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and pollutants.

NON-STORMWATER RUNOFF: Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.

EROSION: Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

Minimum BMPs include: (1) Soil piles must be covered with tarps or plastic, (2) leaking equipment must be repaired immediately, (3) refueling must be conducted away from catch basins, (4) catch basins must be protected when working nearby, (5) vacuum all concrete saw cutting, (6) never wash concrete wastes into the street, (7) keep the site clean, sweep the gutters at the end of each working day and keep a trash receptacle on site.

As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs shall be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity.

Signature of Project Architect, Engineer
of Record, or Qualified Designee

ENGLES SHEN ENGINEER 12/22/06
Printed Name Title Date

I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the BMPs or LSWPPP to reflect conditions, or failing to properly and/or adequately implement the BMPs may result in revocation of grading and/or other permits or other sanctions provided by law.

Signature of Landowner,
or Landowner's Agent

Michael HAJAR Managing member 1/3/07
Printed Name Title Date

BLD 2006-00388



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST

FORM

PC

Project Name Chateau De Lis	Owner Name Chateau De Lis LLC	Developer Name Same
Project Address 635-641 Lake Avenue	Owner Address 277 Pleasant St #204	Developer Address
Pasadena, Ca	Pasadena, Ca 91101	
Check/Tract Number	Owner Phone (626) 577-6065	Developer Phone

Part 1 - Type of Project

Does the proposed project fall into one of the following categories?	Yes	No
1) Ten or more unit homes, including single and multiple family homes, condominiums, apartments etc.*	X	
2) An industrial or commercial development with 100,000 square feet or more of impervious surface*		X
3) An automotive service facility		X
4) A retail gasoline outlet		X
5) A restaurant		X
6) A parking lot with either 5,000 square feet of impervious surface or with 25 or more parking spaces*		X
7) A new hillside development or redevelopment*		X
8) Redevelopment projects as defined on back*		X
9) Project located in, adjacent to or discharging directly to an ESA (defined on back) AND creates 2,500* square feet or more of impervious surface area		X

If any of the boxes in Part 1 is checked "Yes", this project will require the preparation of a Standard Urban Stormwater Mitigation Plan (SUSMP) along with a Maintenance Agreement and Transfer (defined on back).

*Numerical Criteria will apply.

Part 2 - Project Specific Concerns

Does the proposed project include any of the following elements?	Yes	No
1) Vehicle or equipment fueling areas (retail or private)		X
2) Vehicle or equipment maintenance areas, including repair or washing		X
3) Commercial or industrial waste handling or storage		X
4) Outdoor handling or storage of hazardous materials		X
5) Outdoor manufacturing areas		X
6) Outdoor food handling or processing		X
7) Outdoor animal care, confinement, or slaughter		X
8) Outdoor horticulture activities		X

If any of the boxes in Part 2 is checked "Yes", this project will require the preparation of a Site Specific Stormwater Mitigation Plan (SSSMP) along with a Maintenance Agreement and Transfer (defined on back).

If boxes in Parts 1 and 2 are both checked "Yes", a combined urban stormwater plan will need to be submitted.

Chateau de Lis LLC OWNER *Michelle Ayala* 1/3/07
Applicant Name Applicant Title Applicant Signature Date

cc: One copy of document to Public Works

Form HKA-PC-rev 5/02



STORM WATER PLANNING PROGRAM
PRIORITY DEVELOPMENT/REDEVELOPMENT PROJECTS

Form
P1

Project Name Chateau De Lis
Project Location 635-641 S. Lake Avenue
Company Name Chateau De Lis LLC
Address 277 Pleasant St, Pasadena 91101
Contact Name / Title Gaspar De La Rosa, Jr
Phone / FAX/Email (626) 577-6065

General Project Certification

A completed original of this form must accompany all SUSMP submittals

Best Management Practices (BMPs) have been incorporated into the design of this project to accomplish the following goals:

- 1) Minimize impacts from storm water runoff on the biological integrity of Natural Drainage Systems and water bodies in accordance with requirements under CEQA (Cal. Pub. Resources Code § 21100), CWC § 13369, CWA § 319, CWA § 402(p), CWA § 404, CZARA § 6217(g), ESA § 7, and local government ordinances.
- 2) Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- 3) Minimize the amount of storm water directed to impermeable surfaces and to the MS4.
- 4) Minimize pollution emanating from parking lots through the use of appropriate Treatment Control BMPs and good housekeeping practices.
- 5) Properly design and maintain Treatment Control BMPs in a manner that does not promote breeding of vectors.
- 6) Provide for appropriate permanent measures to reduce storm water pollutant loads in stormwater from the development site.

I certify that this Standard Urban Storm Water Mitigation Plan and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. The information contained herein is, to the best of my knowledge and belief, true, accurate and complete.

Michael Hayer
Property Owner / Developer (signature)

Michael Hayer Managing Member 1/3/07
Property Owner / Developer (printed) Title Date

Post Construction / Maintenance Certification

Proper operation of Best Management Practices (BMPs) is an important component of reducing pollutants in urban and storm water runoff. As the responsible party, I certify that the BMPs will be implemented, monitored and maintained to ensure their continued effectiveness. In the event of a property transfer, the new owner will be notified of the BMPs in use at this site and must include written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year.

Michael Hayer
Property Owner (signature)

Michael Hayer Managing Member 1/3/07
Property Owner (printed) Title Date

Signatory requirements:

This section shall be signed by the landowner. If the landowner is not an individual, the signatures may be from a corporate officer, a manager if the authority to sign has been delegated to the manager, a general partner, or a sole proprietor.



Storm Water Treatment Certification

FORM

P2**Site Name and Address**

Chateau De Lis
635-641 Lake Avenue
Pasadena, CA 91106

Approximate Project* Characteristics

Roofed Area	13,830 sq. ft.
Roadway/Parking Area (exposed)	2,400 sq. ft.
Landscaped/Vegetation	3,100 sq. ft.
Other Ground Level Impervious Areas (Ex: outdoor work or storage areas)	147 sq. ft.
Other: (describe)	sq. ft.
Total:	19,477 sq. ft.

Structural/Treatment BMP's

Area Designation (must correspond to designation on plans)	Area (Square Feet)	Average Impervious Factor	Estimated Runoff from 0.2" Rainfall	Anticipated Potential Pollutants	Type of BMP (Include model number if any)	BMP Location (Briefly describe)	Design Treatment Capacity	Design Overflow or Bypass Capacity
Main Garden 1/2 Roof	12,300	0.78	0.23cfs	Silt	FloGard+ Plus FG+24F	Catch Basin in garage level	0.70cfs	
N'yly Units 1/2 Roof	2,500	0.87	0.05cfs	Silt	FloGard+ Plus FG+24F	C.B. near NE Corner	0.70cfs	
S'yly units 1/2 Roof	2,100	0.87	0.04cfs	Silt	FloGard+ Plus FG+24F	C.B. near SE Corner	0.70cfs	
Ramp	400	1.00	0.01cfs	Silt grease	FloGard+ Plus FF-TD10	End of Ramp in Garage level	0.30cfs	

Attach additional sheets as necessary.

Total Project Area: 19,477 sq. ft.

* If project alters 50% or more of the existing site, the total area subject to treatment must equal that of the entire site.

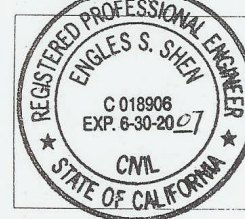
Affix Registered Engineer Wet Ink Stamp Here.

I certify that I am a Professional Engineer or Licensed Architect registered in the State of California, and that the treatment methods and capacities herein comply with the requirements established by the California Regional Water Quality Control Board, Los Angeles Region, and the State Water Resources Control Board for Standard Urban Stormwater Mitigation Plans (SUSMP).

Engles Shen
Print Name

Engles Shen
Signature

6/11/07
Date



This Standard Urban Storm Water Mitigation Plan was prepared for Chateau De Lis LLC by:

Engles Shen & Associates, Inc.
1111 Corporate Center Dr., #302
Monterey Park, Ca. 91754
(323) 266-0866, (323) 266-0867 (FAX)


Engles Shen, RCE 18906



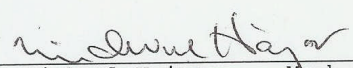
Original Preparation Date: January 15, 2007

Amendments:

OWNER CERTIFICATION
FOR
STANDARD URBAN STORMWATER MITIGATION PLAN

I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violation.

By: Chateau De Lis LLC, Owner

By: 
Michael Hajar, Member

Date: June 13, 2007

RECORDING REQUESTED BY AND MAIL TO:

CITY OF PASADENA
PUBLIC WORKS AND TRANSPORTATION DEPT.
CITY HALL, ROOM 212
100 NORTH GARFIELD AVENUE
P.O. BOX 7115
PASADENA, CA 91016-2888

ATTN: DIRECTOR OF PUBLIC WORKS

Space above this line is for Recorder's use

MAINTENANCE COVENANT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP)
REQUIREMENTS

Pursuant to Pasadena's Municipal Code relating to the control of pollutants carried by stormwater runoff, structural and/or treatment control Best Management Practices (BMP's) have been installed on the following property:

LEGAL DESCRIPTION

ASSESSOR'S ID# 5721-027-021,022 TRACT NO. Oakwood Tract LOT NO. 23, 24

ADDRESS: 635-641 S. Lake Avenue

Pasadena, Ca. 91106

I (we) Chateau De Lis LLC, hereby certify that I (we) am (are) the legal owner(s) of property indicated above, and as such owners for the mutual benefit of future purchasers, their heirs, successors, and assigns, do hereby fix the following protective conditions to which their property, or portions thereof, shall be held, sold and/or conveyed.

That owners(s) shall maintain the drainage devices such as paved swales, trench drains, inlets, catch basins, down drains, pipes, and water quality devices on the property indicated above and as shown on plans permitted by the City of Pasadena in a good and functional condition to safeguard the property owners and adjoining properties from damage and pollution.

That owner(s) shall conduct maintenance inspection of all Structural or Treatment Control BMP's on the property at least once a year and retain proof of the inspection. Said maintenance inspection shall verify the legibility of all required stencils and signs and shall repaint and label as necessary.

That owner(s) shall provide printed educational materials with any sale of the property which provide information on what stormwater management facilities are present, the type(s) and location(s) of maintenance signs that are required, and how the necessary maintenance can be performed.

OWNER(S):

By: Michael Hajar Date: January 4, 2007

By: _____ Date: _____

(Please attach Notary)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On January 4, 2007, before me, Suzette Tawil, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael Hajar,
Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Maintenance Covenant for SWSMP

Document Date: January 4, 2007 Number of Pages: 1

Signer(s) Other Than Named Above: None

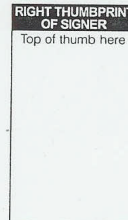
Capacity(ies) Claimed by Signer

Signer's Name: Michael Hajar

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator

☒ Other: Managing Member

Signer Is Representing: Chateau de Lis LLC



47. THIS PROJECT REQUIRES A LANDSCAPE PLAN PER CHAPTER 71 OF THE COUNTY OF LOS ANGELES BUILDING CODE. PRIOR TO ROUGH GRADE APPROVAL, LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVENUE, ALHAMBRA - 3rd FLOOR, ca 91803 (626) 458-4921)

STORMWATER CONSTRUCTION NOTES

MINIMUM BMP REQUIREMENTS FOR CONSTRUCTION ACTIVITIES FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.
10. STRUCTURAL BMP'S MUST BE ACCESSIBLE FOR INSPECTION BY CITY PERSONAL DURING REGULAR BUSINESS HOURS.

Stormwater Clearance
These Plans have been reviewed and approved pursuant to the City's Stormwater regulations and policies. It is the applicant's responsibility to ensure that the BMP's herein are properly constructed and maintained and that runoff will not pollute soil surface or subsurface waters.
By [Signature] Date 7/13/07



ENG

ENGLES